

City of South Pasadena

Estimated Fees for Residential Development

ADDRESS: _____

DATE: _____

Background

The City of South Pasadena reviews plans and issues permits to help ensure that new construction or remodel work is designed and built safely and in accordance with the requirements of state law. Permits also document for future home owners that the work was reviewed for compliance by properly trained and certified inspectors. To cover the costs of this service, the City and other public agencies collect the fees identified below. Please note that this form represents an estimate of the fees you will pay for planning purposes only. No guarantee is made that the actual fees collected will equal the fees quoted below.

Plan check fees are collected by the City when plans are submitted for plan check. *Plan check fees* cover the costs incurred by the City for reviewing the proposed plans for compliance with current state and city requirements. For single family dwellings and detached garages, plan check is generally required for the building plans only. No electrical, mechanical or plumbing plan check is required. Grading plan check fees may be required depending on the actual project scope of work.

Permit fees are collected at the time of permit issuance. *Permit fees* cover the costs for field inspection by the City Building Inspector. Building, electrical, grading mechanical and/or plumbing permits are issued based on the actual project scope of work.

Valuation. Building plan check and permit fees are based on the valuation of the work proposed as determined by the Building Official. For new construction, the Building Division assumes a minimum construction cost \$101.90 per square foot of new floor area. This minimum valuation applies to both to new single family dwellings and additions to existing dwellings. There is no established dollar amount for remodel work because the valuation is unique to the actual work being proposed. This valuation per square foot for remodel work **need not** exceed the minimum valuation per square foot for new square footage.

Valuation Calculation:

[Line 1] New Floor Area: _____ (in square feet) X \$ 101.90/sq. ft.¹ = \$ _____

[Line 2] Valuation of proposed remodel and/or alteration work: = \$ _____

[Line 1 + Line 2] **Total valuation for the proposed project:** = \$ _____

¹ The cost per square foot used by the Building Division is published by the International Code Council and may not reflect your actual cost. The schedule can be viewed at <http://www.iccsafe.org/cs/Pages/BVD.aspx>.

Building Plan Check and Permit Fees

Based on the valuation information provided above, the Building Division can determine your estimated fees for the items listed:

Building Plan Check Fee:	\$ _____	Building Permit Fee:	\$ _____
		SMIP Fee:	\$ _____
		Building Permit Issuance Fee:	\$ _____
		Total:	\$ _____

Grading Plan Check and Permit Fees

Grading plan check and permit fees are required to be paid whenever the amount of earthwork (measured in cubic yards) exceeds one or more specified limits. If your project involves earthwork outside of the footprint of the structure, contact the Building Division for additional information. Depending on the magnitude and/or location of the project, a soils report may be required. If the total amount of earthwork is equal to or greater than 1,000 cubic yards, a grading security (cash or bond) is also required to be provided. Grading security is returned without reduction upon successful completion of the rough grading work

Electrical, Mechanical and Plumbing Permit Fees

Electrical, mechanical and plumbing **permit fees** are based on the quantity of each type of electrical, mechanical and/or plumbing item being installed. Because each project is unique, the cost for each permit cannot be calculated until you complete an application, and identify all proposed electrical, mechanical or plumbing work. Please contact the Planning and Building Division for the appropriate application.

Other City Collected Fees

General Plan Maintenance Fee (equals 10% of the Building Permit Fee from page 1) = \$ _____

The Growth Fee and the Park Impact Fee are both collected on new habitable square footage only. The Building Code defines 'habitable space' as space within a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.

Growth Fee: New habitable space (in sq. ft.) _____ X \$1.64/sq. ft. = \$ _____

Park Impact Fee: (For additions only, credit is given for the first 250 sq. ft. of new **habitable** floor area)

New habitable space (in sq. ft.) _____ (minus 250 sq. ft. **if appropriate**) X \$4/sq. ft. = \$ _____

*If trees are required to be removed as part of the project scope of work, additional **Tree Removal Permit fees** will be collected by the City Public Works Department. Call (626) 403-7240. Additional information can also be viewed at: http://www.ci.south-pasadena.ca.us/publicworks/PDFs/pp_rem_repl_premitt.pdf.*

Other Fees Paid to Outside Agencies

School District

For new residential construction of 500 square feet or more, fees are required to be paid directly to the South Pasadena Unified School District. The South Pasadena School District Administrative Offices are located at **1020 El Centro Street** in South Pasadena. The phone number is: (626) 441-5810. The current fee is \$2.63 per square foot.

Los Angeles County Sanitation District

Where an entirely new single family dwelling is proposed, a fee is required to be paid to the Los Angeles County Sanitation District located at **1955 Workman Mill Road, Whittier**, California 90601. The phone number is: (562) 699-7411. The minimum fee for connection of a new single family dwelling is \$3,980, but a credit equal to the same amount is given when verification of an existing single family dwelling is demolished.